



# THE CITY OF BRENTWOOD



## 2012/13 PROPERTY TAX SUMMARY

The City of Brentwood experienced a net taxable value decrease of -2.1% for the 2012/13 tax roll, which was somewhat weaker than the increase experienced countywide at 0.9%. The assessed value decrease between 2011/12 and 2012/13 was \$-119 million. The change attributed to the 2% Proposition 13 inflation adjustment was \$109 million, which was more than offset by reductions caused by properties with declining values.

The largest assessed value increase was reported on a commercial parcel owned by Fresh and Easy Property Company LLC. The owner added improvements worth \$2.5 million to the previously vacant parcel. A parcel owned by Kai Hospitality LP sold in 2011 adding 2.2 million to the roll. An additional \$2 million in improvements were added to a shopping center owned by WEC 97-34 Investment Trust (1175 2nd Street)

The three largest assessed value declines were the result of successful appeals. A commercial parcel owned by Brentwood Specialty Center received a value reduction of \$15.7 million due to an appeal. Vacant land owned by James A. and Marilyn Demoss on Adams Lane received a reduction of \$7 million. Discovery Builders Inc. received an appeals reduction of \$6.5 million due to a decline in value.

The Coldbrook Foundation at 100 Village Drive filed for an exemption for the first time this year. The exemption has reduced the assessed value of this multi-family residential parcel by \$2.9 million.

The housing market began to rebound during the first half of 2012, as home buying increased due to low interest rates and affordable prices. Foreclosures are at their lowest levels in five years. Median prices and numbers of sale transactions are up statewide. The housing market is poised for recovery but the speed and magnitude of the recovery will depend on the overall economy. The median sale price of a single family home in Brentwood from January through July 2012 was \$300,000. This represents a \$10,000 (3.4%) increase in median sale price from 2011.

Year	SFR Sales	Median Price	% Change
2006	1,500	\$670,000	
2007	843	\$580,000	-13.43%
2008	1,175	\$370,000	-36.21%
2009	1,262	\$292,250	-21.01%
2010	1,071	\$298,000	1.97%
2011	1,120	\$290,000	-2.68%
2012	603	\$300,000	3.45%

### 2012/13 Tax Shift Summary

ERAF I & II	\$-2,499,488
VLFAA (est.)	\$2,523,341
Triple Flip	\$1,439,460
Triple Flip True up	\$85,387

### Top 10 Property Taxpayers

Owner	Revenue	% of Total	Use Type
1. TOWNCENTRE PROFESSIONAL LP	\$247,060.90	1.91%	Commercial
2. NEW URBAN COMM SCIORTINO LLC	\$172,622.96	1.34%	Vacant
3. BRENTWOOD SPECIALTY CENTER	\$162,094.28	1.25%	Commercial
4. SAFEWAY STORES	\$88,348.44	0.68%	Commercial
5. COMCAST OF CALIFORNIA IV	\$83,604.06	0.65%	Unsecured
6. SAND CREEK CROSSING LLC	\$71,310.32	0.55%	Commercial
7. WEC 97-34 INVESTMENT TRUST	\$65,514.04	0.51%	Commercial
8. SAND CREEK BUSINESS CENTER III	\$65,037.27	0.50%	Commercial
9. JOHN MUIR MT DIABLO HEALTH	\$64,134.35	0.50%	Commercial
10. SUMMIT ST BANK	\$53,982.46	0.42%	Industrial
<b>Top Ten Total</b>	<b>\$1,073,709.08</b>	<b>8.31%</b>	



# Real Estate Trends

## Home Sales

Home sales have begun to rebound in many parts of the State. The increased sales are due to less distressed homes on the market and buyers beginning to purchase in mid and high end areas. Low mortgage rates and affordable prices are proving attractive for buyers and finally convincing them to reenter the market. The reported median price of an existing, single family detached home in California during July 2012 was \$281,000. This was an 11.5 percent increase from \$252,000 in July 2011.

All Homes	Units Sold July-2011	Units Sold July-2012	% Change	Median Price July-2011	Median Price July-2012	% Change
Alameda County	1,424	1,827	28.30%	\$345,000	\$385,000	11.59%
Contra Costa County	1,445	1,718	18.89%	\$258,500	\$308,000	19.15%
Marin County	238	339	42.44%	\$635,000	\$668,000	5.20%
Napa County	105	135	28.57%	\$281,000	\$372,500	32.56%
San Francisco County	444	567	27.70%	\$675,000	\$714,000	5.78%
San Mateo County	570	822	44.21%	\$568,000	\$618,000	8.80%
Santa Clara County	1,584	1,779	12.31%	\$500,000	\$565,000	13.00%
Solano County	604	610	0.99%	\$185,500	\$188,000	1.35%
Sonoma County	481	623	29.52%	\$308,000	\$315,000	2.27%

## Recapturing Proposition 8 Reductions

Proposition 13 caps the growth of a property's assessment at no more than 2% each year unless the market value of property falls lower. When property values decline Proposition 8 which was passed by the voters in 1978 allows the property to be temporarily assessed at the lower value. Once reduced, the assessed value and property taxes may increase by more than 2% a year as the property values rise during a real estate recovery. The "recaptured" values can be adjusted upward to the annually adjusted Proposition 13 cap (blue line below).

